

QUITCLAIM DEED WITHOUT COVENANT
(Maine Statutory Short Form)

012872

KNOW ALL BY THESE PRESENTS, That HARRIS BAKING COMPANY, a corporation organized and existing under the laws of the State of Maine, and having a mailing address at P.O. Box 474, Waterville, ME 04901, for consideration paid, releases to HARRIS BAKING REAL ESTATE COMPANY, a corporation organized and existing under the laws of the State of Maine, whose mailing address is One Harris Street, Waterville, ME 04901, certain lots or parcels of land, with any buildings thereon, situated on Harris Street, in the City of Waterville, Kennebec County, Maine, and being more particularly described in Schedule A attached hereto and made a part hereof.

Being a portion of the premises conveyed by Harris Baking Company to Catherine Realty Corporation by warranty deed dated March 12, 1959 and recorded in the Kennebec County Registry of Deeds in Book 1145, Page 383. By Articles of Merger filed October 17, 1974, with the Office of the Secretary of State, State of Maine, Catherine Realty Corporation merged into Harris Baking Company, the said Harris Baking Company being the surviving corporation.

IN WITNESS WHEREOF, Harris Baking Company has caused this instrument to be executed by John R. Mullin, its President, thereunto duly authorized this 5 day of June, 1995.

Signed, Sealed and Delivered
in presence of

Paul F. Driscoll

HARRIS BAKING COMPANY, a
Maine corporation

By:

John R. Mullin
John R. Mullin
Its President

STATE OF MAINE
County of Cumberland, ss.

June 5, 1995

Personally appeared the above named John R. Mullin, President of said Harris Baking Company and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Harris Baking Company.

Before me,

Paul F. Driscoll
~~Notary Public~~/Attorney at Law

Printed name:

PAUL F. DRISCOLL

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SCHEDULE A

A certain lot or parcel of land with the buildings thereon, situate in Waterville, Kennebec County, State of Maine, bounded northeasterly by land of William T. Haines; southeasterly or southerly by the Maine Central Railroad; and southwesterly by the County Road; being a triangular lot.

Excepting and reserving however a parcel of land conveyed by Harris Baking Company to Spring Brook Ice & Fuel Company by Warranty Deed dated September 3, 1925, recorded in Kennebec Registry of Deeds, Book 628, Page 309.

Also excepting and reserving however a parcel conveyed by Harris Baking Company to the City of Waterville for highway purposes, a 60-foot strip of land, by Warranty Deed dated December 21, 1926, recorded in said Registry, Book 638, Page 376.

Also another certain lot or parcel of land with the buildings thereon situate in said Waterville bounded and described as follows: Being Lot #38 lying on the southerly side of Sanger Avenue according to a survey and plan of the Sanger Avenue lots made by Ira E. Getchell, recorded in said Registry to which plan reference is hereby made.

Also another certain lot or parcel of land situate in said Waterville bounded as follows: Beginning at an iron pipe set in the ground in the easterly side line of North Street 103.6 feet northwesterly, measured along said side line from the stone monument at the angle in said line of North Street opposite the north end of West Street; thence easterly on a straight line 130.4 feet, more or less, to an iron pipe set in the ground 7.5 feet northerly, measured at right angles, from the center line of the side track serving the business of said Harris Baking Company. Said pipe last mentioned being also 25.7 feet southerly, measured at right angles, from the face of the brick work of the south wall of the bakery building owned by said Harris Baking Company near the north line of the premises here conveyed; thence easterly on a line curving northerly parallel with and 7.5 feet northerly, measured at right angles, from said center line of said side track, a distance of 114.2 feet, more or less, to an iron pipe set in the ground; thence northerly along a line parallel with and 100 feet easterly, measured at right angles from the face of the brick work at the east end wall of said bakery building a distance of 28.3 feet, more or less, to an iron pipe set in the ground and to the south line of land of said Harris Baking Company; thence westerly along said last mentioned south line 258 feet, more or less, to an iron pipe set in the ground on the aforesaid side line of North Street; thence southeasterly along said last mentioned line 22.1 feet, more or less, to point of beginning. Containing 6,230 square feet, more or less.

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Also another certain lot or parcel of land situate in said Waterville, bounded and described as follows: Beginning at an iron pipe set in the ground marking the southeasterly corner of land described in the deed of Maine Central Railroad Company, to Harris Baking Company, dated October 17, 1935; thence northerly along the easterly side line of land described in said deed of Maine Central Railroad Company to Harris Baking Company a distance of 28.3 feet, more or less, to an iron pipe set in the ground marking the northeasterly corner of said land described in said deed; said northeasterly corner being in the northerly side line of land described in deed of Nehemiah Getchell to Androscoggin & Kennebec Railroad Company dated September 29, 1849, recorded in said Registry, Volume 298, Page 443; thence easterly along the northerly side line of land described in said deed to Nehemiah Getchell to Androscoggin & Kennebec Railroad Company, a distance of 222 feet, more or less, to the northwesterly corner of land described in the deed of Maine Central Railroad Company to Spring Brook Ice & Fuel Company dated January 7, 1942; thence southerly along the westerly side line of land described in said deed of Maine Central Railroad Company to Spring Brook Ice & Fuel Company, a distance of 42 feet, more or less, to the southwesterly corner of land described in said last mentioned deed; thence westerly along a straight line, a distance of 225 feet, more or less, to the point of beginning.

Reference is hereby made to certain restrictions and conditions as referred to in deed from Harris Baking Company to Catherine Realty Corporation, dated March 12, 1959, recorded in said Registry, Book 1145, Page 383.

The above-described premises are subject to the following matters:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Outstanding real estate taxes due the City of Waterville.
6. Outstanding sewer and water charges due the City of Waterville.

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7. Title to and rights of the public and others entitled thereto in and to those portions of the premises lying within the bounds of adjacent streets, roads and ways.

8. Rights and easements granted by Harris Baking Company, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated March 8, 1976 and recorded in the Kennebec County Registry of Deeds, Book 1894, Page 19.

9. Restrictions, covenants and conditions more fully set forth or referred to in deed from Harris Baking Company to Catherine Realty Corporation dated March 12, 1959 and recorded in said Registry of Deeds, Book 1145, Page 383.

10. State of Maine Notice of Layout and Taking recorded in said Registry of Deeds, Book 1872, Page 223.

11. Rights of the railroad company servicing the railroad siding located on the premises and in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of others thereto entitled in and to the use thereof.

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ATTEST: *Thomas R. Smith*
REGISTER OF DEEDS

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